

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM

Property ID: R39145

Property Information

property address: 3501 S TEXAS AVE

legal description: RIDGECREST, BLOCK 2, LOT 1 (PT OF)

owner name/address: 3501 TEXAS LLC

5959 FOSTER RD

BRYAN, TX 77807-7705

full business name: See Back

land use category: Commercial-retail

type of business: business center

current zoning: C2

occupancy status: occupied & for lease

lot area (square feet): 16,500

frontage along Texas Avenue (feet):

lot depth (feet):

sq. footage of building: 4,945

property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards

Improvements

of buildings: 1 building height (feet): 12 # of stories: 1

type of buildings (specify): brick

building/site condition: 4

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify)

approximate construction date: 1955

accessible to the public: ☒ yes ☐ no

possible historic resource: ☒ yes ☐ no

sidewalks along Texas Avenue: ☒ yes ☐ no

other improvements: ☐ yes ☒ no (specify)

(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no

☐ dilapidated ☐ abandoned ☒ in-use

of signs: 3 type/material of sign: 1- E/N ; 2- temp

overall condition (specify): good

removal of any dilapidated signs suggested? ☐ yes ☒ no (specify)

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no

of available off-street spaces: 12

lot type: ☒ asphalt ☐ concrete ☐ other

space sizes: 8x14

sufficient off-street parking for existing land use: ☐ yes ☐ no

overall condition: Fair

end islands or bay dividers: ☐ yes ☒ no

landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 0 curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: _____

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☒ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☒ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☒ yes ☐ no

Other Comments:

Businesses - Bottom Line Bookkeeping; A Healing Torch Massage Therapy;
Aggreland Insurance; HealthQuest Home Health Agency

at least 1 for base available

